

**CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING**

**River Overlay Districts: Outline of Ordinance
August 6, 2001**

| | |
|---|----|
| 35-338 River Overlay Districts | 1 |
| Boundaries..... | 1 |
| Zoning Classification | 1 |
| Uses | 2 |
| Exception for Residential Uses | 4 |
| Design Standards..... | 4 |
| Administration..... | 4 |
| Enforcement, Violations and Penalties | 4 |
| | |
| 35-670 Criteria for Certificate of Appropriateness—Generally | 5 |
| Policy Manuals Adopted | 5 |
| “ROD-1” River Overlay District-1 | 5 |
| “ROD-2” River Overlay District-2 | 5 |
| “ROD-3” River Overlay District-3 | 6 |
| “ROD-4” River Overlay District-4 | 6 |
| “ROD-5” River Overlay District-5 | 7 |
| “ROD-6” River Overlay District-6 | 7 |
| | |
| 35-671 Criteria for a Certificate of Appropriateness..... | 7 |
| | |
| 35-672 Neighborhood Wide Design Standards | 7 |
| Pedestrian Circulation | 7 |
| Automobile Access and Parking | 9 |
| Views..... | 10 |
| | |
| 35-673 Site Design Standards..... | 10 |
| Solar Access | 11 |
| Building Orientation..... | 11 |
| Topography and Drainage..... | 12 |
| River Setbacks..... | 13 |
| Landscape Design | 14 |
| Plant Materials..... | 14 |
| Paving Materials..... | 15 |
| Walls and Fences..... | 15 |
| Street Furnishings..... | 16 |
| Lighting | 17 |
| Curbs and Gutters..... | 18 |

| | |
|---|-----------|
| Access to Public Pathway along the River..... | 18 |
| Buffering and Screening..... | 19 |
| Service Areas and Mechanical Equipment..... | 19 |
| | |
| 36-674 Building Design Principles..... | 20 |
| Architectural Character | 20 |
| Mass and Scale | 21 |
| Height | 22 |
| Materials and Finishes in ROD-3 | 23 |
| Façade Composition in ROD-3 | 23 |
| Staircases in ROD-3 | 24 |
| Awnings, Canopies, and Arcades..... | 24 |
| | |
| 35-676 Alteration, Restoration, and Rehabilitation | 25 |
| 35-677 Ordinary Repair and Maintenance | 26 |
| | |
| 35-678 Signs and Billboards..... | 26 |
| General Provisions | 26 |
| Proportion of Signs..... | 27 |
| Number and Size of Signs | 27 |
| Standards for Sign Design and Placement | 27 |
| Prohibited Signs | 28 |
| Incidental Signs | 29 |
| Menu Boards | 29 |
| Special Purpose Signs | 29 |
| Construction Signs | 29 |
| Nongovernmental Banners, Pennants, and Flags | 29 |
| Promotional Signs | 29 |
| Noncommercial Speech Signs..... | 29 |
| Real Estate Signs | 30 |
| Temporary Signs | 30 |
| Installation | 30 |
| Signs and Billboards in River Overlay District-3 on the River Walk..... | 30 |
| Violations in River Overlay Districts and on the River Walk..... | 32 |
| | |
| 35-679 Other Requirements and Regulations..... | 32 |
| Garbage or Trash Storage..... | 32 |
| Portable Carts | 32 |
| Boats, Barges, and Water Taxis | 32 |

| | |
|---|----|
| 35-680 Demolition of Historic River Walk Overlay District Features.. | 32 |
| Applicability..... | 33 |
| Unusual and Compelling Circumstances for Demolition of the Above..... | 33 |
| Penalties | 34 |

DRAFT